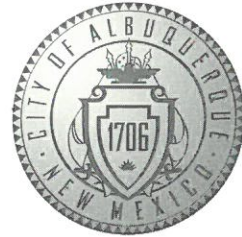


CITY OF ALBUQUERQUE



May 1, 2019

John Tansey, RA
Buffalo Design Architects
10899 Montgomery Blvd 87111
Albuquerque, NM 87111

Re: First Nations Community Healthsource, Building C, BP-2019-31804
5608 Zuni Road SE, 87108
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 7-28-17 (L18D047)
Certification dated 04-25-19

Dear Mr. Tansey

Based upon the information provided in your submittal received 4-30-19, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

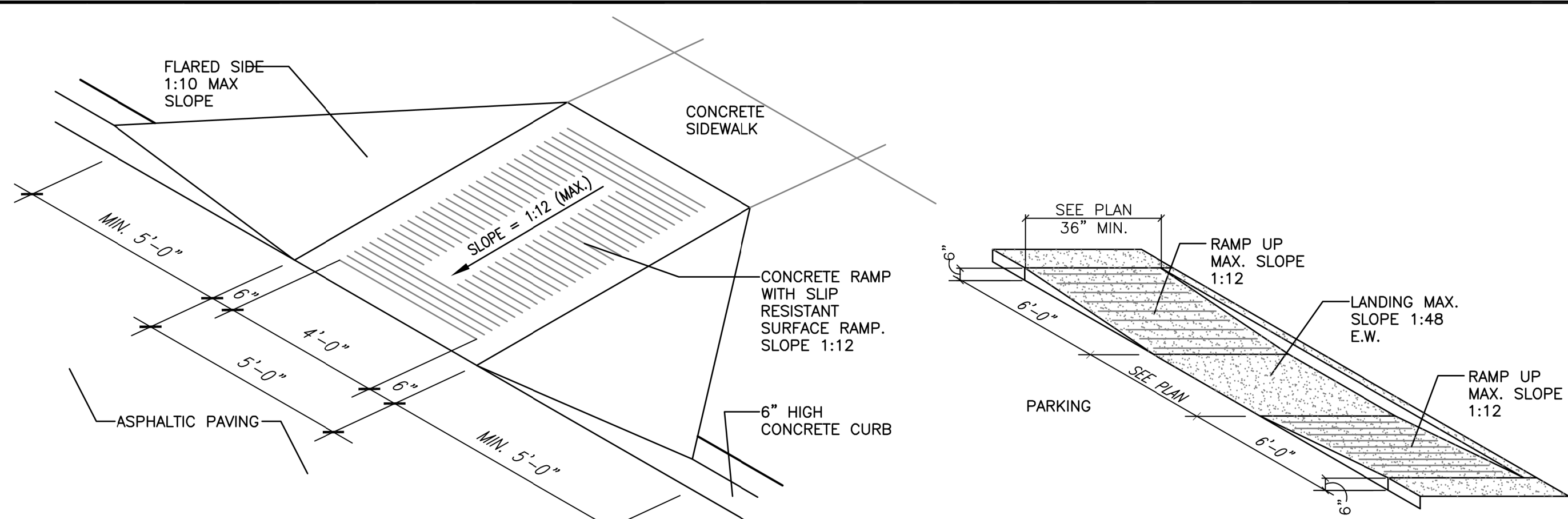
If you have any questions, please contact Ernie Gomez at (505) 924-3981 or me at (505)924-3991.

Sincerely,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

Ernie Gomez,
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: CO Clerk, File



D1 H.C RAMP DETAIL-TYPE A
SCALE: ISOMETRIC-NOT TO SCALE

D2 H.C RAMP DETAIL-TYPE B
SCALE: ISOMETRIC-NOT TO SCALE

GENERAL NOTES

- PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
- LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.
- ANY ENCROACHMENT OR OVERHANG INTO THE ROW FROM SIGNS, FENCES, CANOPY, ROOF LINES, ETC. WILL REQUIRE AN ANNUAL REVOCABLE ENCROACHMENT PERMIT.
- SIGNAGE AND FENCE CONSTRUCTION ARE UNDER SEPARATE PERMIT.

SITE LIGHTING GENERAL NOTES:

- THE LOCATION OF THE LIGHTING FIXTURES TOGETHER WITH ITS CUT-OFF ANGLE SHALL BE SUCH THAT IT DOES NOT DIRECTLY SHINE ON ANY PUBLIC RIGHT-OF-WAY OR ADJACENT RESIDENTIAL PROPERTY.
- LIGHTING TO BE PROVIDED ON COMMERCIAL BUILDING FACADES SHALL BE MOUNTED AT 12 FEET MAXIMUM.
- SITE LIGHTING SHALL BE FULLY SHIELDED AND HIGH-PRESSURE SODIUM LIGHTING AND UN-SHIELDED UPLIGHTING SHALL BE PROHIBITED.

TRAFFIC CIRCULATION LAYOUT APPROVED

Logan Patz

Signed

Date

ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

KEYED NOTES

- NEW CONCRETE CURB TO BE CONSTRUCTED TO COA STANDARDS (STD. DWG. 2415A).
- NEW CONCRETE SIDEWALK TO BE CONSTRUCTED TO COA STANDARDS (STD. DWG. 2430).
- NEW ASPHALT PAVING.
- NEW LANDSCAPE AREA.
- EXISTING CITY OF ALBUQUERQUE SIDEWALK WITH EXISTING HANDICAP RAMPS TO REMAIN.
- RELOCATED TRANSFORMER.
- EXISTING CURB CUT TO REMAIN AS IS.
- EXISTING DUMPSTER LOCATION TO REMAIN.
- BICYCLE RACK.
- NOT USED.
- EXISTING FIRE HYDRANT.
- PAINTED HANDICAP ACCESS AISLE STRIPING WITH 12" HIGH PAINTED LETTERING "NO PARKING" PER 66-1-4.1.B NMSA 1978.
- EXISTING DUMPSTER CONCRETE PAD TO REMAIN.
- EXISTING EQUIPMENT TO REMAIN.
- EXISTING SCREEN WALL TO REMAIN.
- EXISTING CURB CUT TO BE CLOSED/REMOVED. REFER TO KEYED NOTES 1 AND 2.
- NEW HANDICAP PAVEMENT SYMBOL TO BE PAINTED BLUE. INTERNATIONAL SYMBOL OF ACCESSIBILITY PER 66-1-4.1.E NMSA 1978.
- EXISTING CONCRETE CURB TO REMAIN.
- EXISTING 6" HIGH WALL TO REMAIN.
- FILL IN CONCRETE FLAT WORK AS SHOWN TO MATCH EXISTING FINISH ELEVATION.
- FILL IN EXISTING CONCRETE RAMP TO MATCH SURROUNDING CONCRETE FINISH ELEVATION.
- NEW CONCRETE HC RAMP. REFER TO DETAILS D1 & D2/AS-101.
- EXISTING CULVERT TO REMAIN.
- NEW PARKING SPACE STRIPING.
- EXISTING FENCING TO REMAIN.
- EXISTING STAIRS TO REMAIN.
- EXISTING CONCRETE FLATWORK TO REMAIN.
- EXISTING CONCRETE SIDEWALK TO REMAIN.
- INFILL AREA TO BRING UP LANDSCAPE ELEVATION TO MATCH ADJACENT AREA.
- EXISTING LANDSCAPE AREA.
- NEW POLE MOUNTED ACCESSIBLE PARKING SIGNAGE "VAN" WHERE NOTED. SIGN TO BE NOTED PER 66-7-352.4C NMSA 1978. "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING".
- NEW EGRESS STAIR FOR NEW ADDITION. REFER TO ARCHITECTURAL.
- 6" WIDE ADA ACCESSIBLE PATHWAY.

SITE DEVELOPMENT DATA

LEGAL DESCRIPTION:
LOT A-1-A, BLOCK 6
HOLLINGBERRY'S REPLAT OF BARON BURG HEIGHTS ADDITION
CITY OF ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO

EXISTING BUILDING ADDRESS:
5608 ZUNI ROAD, SE.
ALBUQUERQUE, NEW MEXICO 87108

LAND AREA:
1.0764 ACRES (46,888 SQ. FT.)

BUILDING AREAS:
EXISTING BUILDINGS 13,299 SF.
PROPOSED BUILDING ADDITIONS 5,935 SF.
TOTAL BUILDING BUILDING AREA 19,234 SF.

ZONE ATLAS PAGE:
L-18-Z

NEIGHBORHOOD ASSOCIATION: SOUTH SAN PEDRO

SECTOR PLANS: NONE

COMPREHENSIVE PLANS: NONE

AREA PLANS: NONE

METROPOLITAN REDEVELOPMENT PLAN: NEAR HEIGHTS

CURRENT ZONING:
CITY OF ALBUQUERQUE (COA) COMPREHENSIVE ZONING CODE: C-1
REQUIREMENTS (NEIGHBORHOOD COMMERCIAL ZONE)
14-16-2-16:
A. PERMISSIVE USES
3. OFFICE
10. SERVICES
K. MEDICAL/DENTAL

SIGNAGE:
ALL SIGNAGE SHALL COMPLY WITH THE C-1 COMMERCIAL ZONE
14-16-2-16

BUILDING HEIGHT: = 26' MAXIMUM BUILDING HEIGHT
STRUCTURE HEIGHT SHALL CONFORM TO THE COA COMPREHENSIVE
ZONING CODE: C-1 REQUIREMENTS (14-16-2-16 (C)).

MINIMUM BUILDING SETBACKS:
COA COMPREHENSIVE ZONING CODE: C-1 REQUIREMENTS
14-16-2-15 (E).

FRONT = 5' PER COA
SIDE = 5' PER COA
REAR = 5' PER COA

PARKING CALCULATIONS:
COA COMPREHENSIVE ZONING CODE: C-1 REQUIREMENTS
14-16-3-1:

A.18 MEDICAL OR DENTAL OFFICE, CLINIC: FIVE SPACES PER DOCTOR:
7 DOCTORS MAXIMUM PER FIRST NATIONS:
=35 SPACES
A.21 OFFICES: ONE SPACE PER 200 SF GROUND FLOOR:
=1,134 sf / 200 = 6 SPACES REQUIRED
A.21 OFFICES: ONE SPACE PER 300 SF ABOVE GROUND FLOOR:
=1,255 sf / 300 = 5 SPACES REQUIRED
TOTAL REQUIRED = 46 SPACES

PARKING REDUCTIONS:
THE PARKING REQUIREMENT OF A BUILDING OR USE SHALL BE REDUCED
10% (46-4=42) IF IT IS WITHIN 300' OF A REGULAR ALBUQUERQUE
TRANSIT SYSTEM ROUTE.

TOTAL REQUIRED = 42 SPACES
INCLUDING:
=2 MOTORCYCLE SPACES
=3 ADA SPACES
=3 BICYCLE SPACES

TOTAL PROVIDED = 45 OFF-STREET SPACES
INCLUDING:
=4 ADA SPACES
=3 BICYCLE SPACES
=5 MOTORCYCLE SPACES

LANDSCAPE BUFFERS:
COA COMPREHENSIVE ZONING CODE: C-1 REQUIREMENTS
14-16-3-10(E).

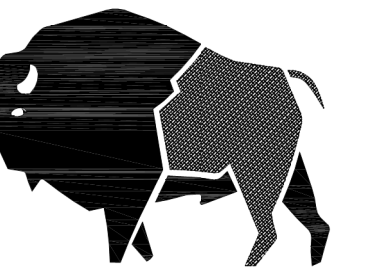
FRONT = 10' PER COA
SIDE = 6' PER COA

RADIUS INFO

TURNING RADIUS @ EACH CURB LOCATION

CURVE TABLE

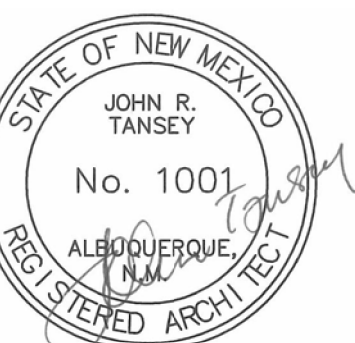
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH
C1	47.40'	30.00'	42.62'
C2	46.81'	30.00'	42.21'



buffalodesign
architects

1113 rhode island ne
suite a
albuquerque, nm 87110

SEAL



7/28/2017

PROJECT

**FIRST NATIONS
COMMUNITY HEALTH SOURCE**
MEDICAL OFFICE BUILDING, DENTAL AND OFFICE ADDITIONS

5608 ZUNI ROAD SE.
CITY OF ALBUQUERQUE, NEW MEXICO 87108

REVISIONS	DATE	DESCRIPTION
1	0	

CLIENT PROJ #:
ARCHT PROJ #: A16.08
DRAWN BY: MAG/MSH
CHECKED BY: MAG
DATE: July 21, 2017

SHEET TITLE
**ARCHITECTURAL
SITE PLAN FOR
TRAFFIC CIRCULATION
LAYOUT**

AS-TCL

Building "C" Permit No: BP-2018-31804

Concrete sidewalk was extended to drive aisle.
Concrete culvert and ROW sidewalk culvert approved with SO-19 permit.

5608 ZUNI ROAD, S.E.
(60' RIGHT-OF-WAY)

ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

Building "B" Permit No: BP-2017-44384

Removed island as building did not need sprinklers/ FDC. Additional parking space was added.

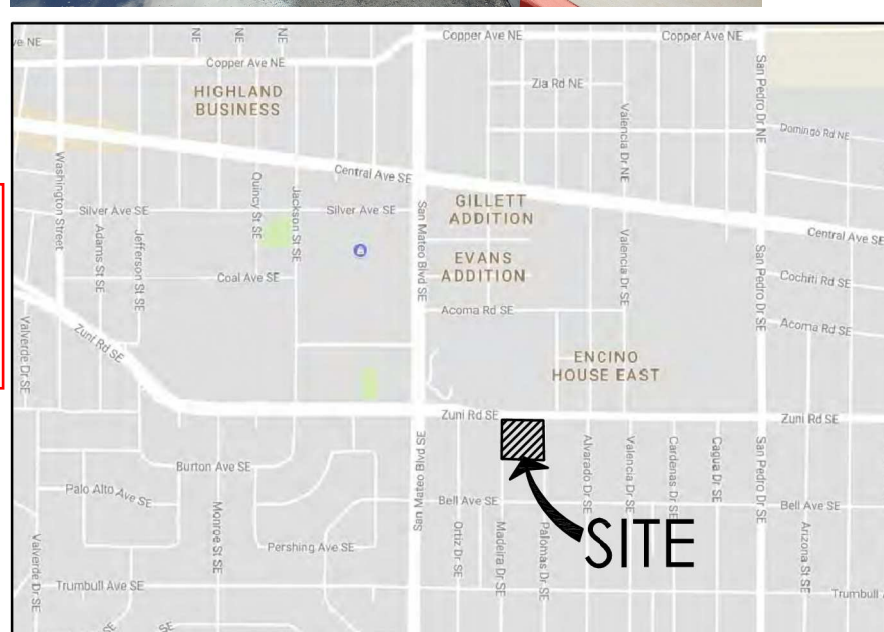
HC parking spaces and aisle was moved one parking spaces south. See picture below.



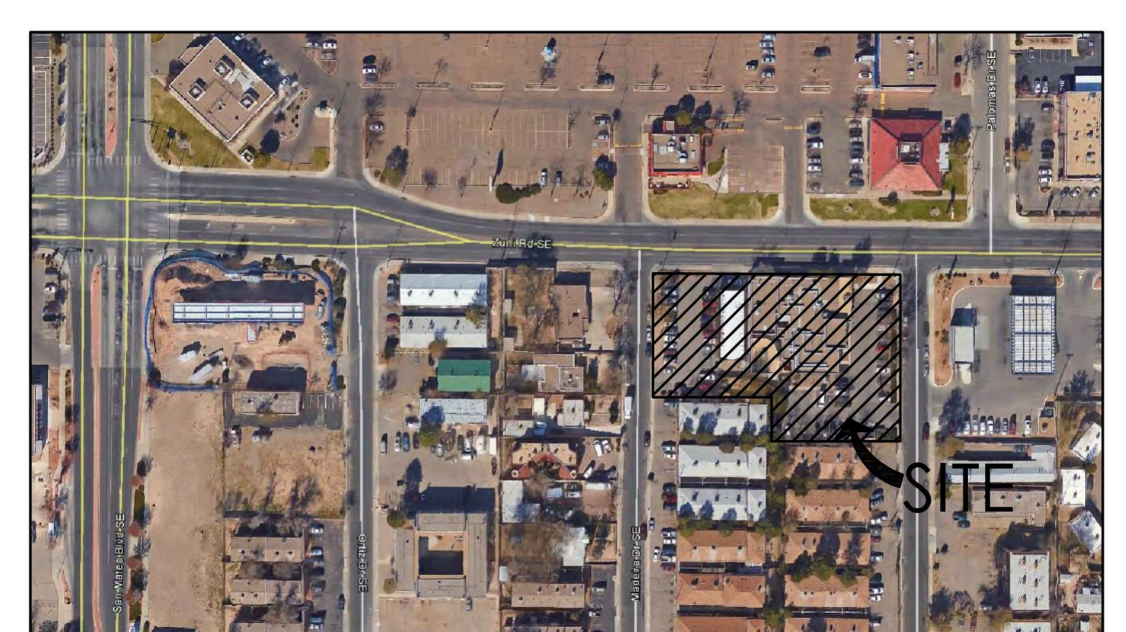
Electrical Transformer was not relocated.

Electrical Transformer was not relocated.

Below grade overflow drainage pipe and ROW sidewalk culvert approved with SO-19 permit.

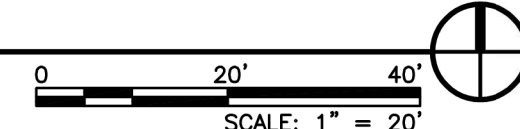


LOCATION MAP:



VICINITY MAP:

A1 ARCHITECTURAL SITE PLAN



April 25, 2019

Transportation Development
Planning Department
Development and Building Services Division
City of Albuquerque
600 2nd Street NW.
Albuquerque, NM 87102

Re: **Permanent Certificate of Occupancy for**
Dental Addition: Building "C" Permit No.: BP-2018-31804
Address: 5608 Zuni Road, SE, Albuquerque, NM 87108

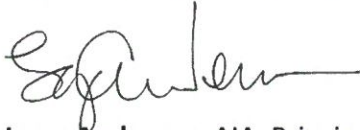
To whom it concerns:

I, Larry Anderson, NMRA of **buffalo design, llc.**, hereby certify that the following project at the address listed above: Dental Addition: **Building "C" Permit No.: BP-2018-31804** is in substantial compliance with and in accordance with the design intent of the Traffic Circulation Layout (TCL) Plan approved August 10, 2017. The attached approved TCL site plan also shows "redlined" the site revisions that were made in reference to the overall site as directed by the transportation department.

I further certify that I have personally visited the project site on April 17, 2019 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Engineer's Certification (TCL approved Site Plan) for Permanent Certificate of Occupancy.

The record information presented herein is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Please feel free to contact me if you have any questions.



Larry Anderson, AIA, Principal
buffalo design, llc

Attachments: Approved TCL Site Plan





City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: First Nations Community Healthsource Building Permit #: Bldg "C": BP-2018-31804 Hydrology File #: L18D047
DRB#: N/A EPC#: N/A Work Order#: _____
Legal Description: Lot A-1-A, Block 6 Hollingberry's Replat Baron Burg heights Addition
City Address: 5608 Zuni Road SE, Albuquerque, NM 87108

Applicant: Buffalo Design Architects Contact: Mike Salvador
Address: 10899 Montgomery Blvd., Albuquerque, NM 87111
Phone#: 505-492-0405 Fax#: N/A E-mail: msalvador@bd-llc.com

Other Contact: N/A Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes ☒ No

DEPARTMENT ☒ TRANSPORTATION _____ HYDROLOGY/DRAINAGE

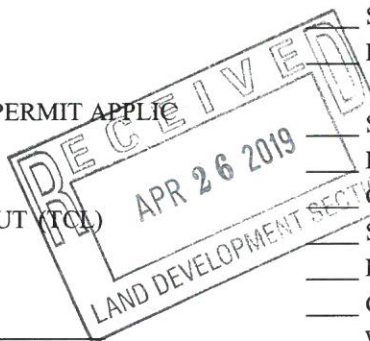
Check all that Apply:

TYPE OF SUBMITTAL:

- ☒ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLICATION
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) _____
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING/ PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____



DATE SUBMITTED: April 25, 2019 By: Mike Salvador (Buffalo Design)

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____